BILL GARRETT, Davidson County
Trans:T20160092659 DEEDWARR
Recvd: 10/20/16 10:21 2 pgs
Fees:13.00 Taxes:1923.63
20161020-0110883

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Ret - Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eamonn M. Quinn	Eamonn M. Quinn	094 01 0 038.00
(NAME)	(NAME)	
512 S 14th Street	512 S 14th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spring Creek Investment, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eamonn M. Quinn and Sarah Quinn, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly 38 feet of Lot No. 109 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, Page 70, Register's Office for said County. Said Lot No. 109 fronts 38 feet on the westerly side of South 14th Street and runs back 158 feet, more or less, on the northerly line and 158.2 feet on the southerly line to an alley in the rear measuring 38 feet thereon.

Less and Except that property referenced at Instrument No: 20040726-0088759, said Register's Office.

BEING the same property conveyed to Spring Creek Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Margaret M. Hayes, et al, dated 3/2/15 and recorded 3/13/15 in Instrument No. 20150313-0021707, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 512 S 14th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14th day of October, 2016.

SPRING CREEK INVESTMENT, LLC

by:_____
Cal Gentry, Authorized Representative

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Cal Gentry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Authorized Representative of Spring Creek Investment, LLC, a Tennessee limited liability company and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Representative

WITNESS my hand and seal this 14th day of October, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 162124

